

# **City of Wichita, Kansas**

## **Americans with Disabilities Act Transition Plan**

### **Evergreen Park/City Hall**

2700 North Woodland

**August 2005**



Prepared by

**DMCG**

**Disability Management Consulting Group L.L.C.**

2801 Jonquil Place  
Columbia, MO 65202

In conjunction with

**The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board**

---

**City of Wichita – ADA/504 Transition Plan – Evergreen Park/City Hall - August 2005**

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
1. City Hall - Restrooms	The seat cover dispenser, in the men’s restroom, is located too high at 58-inches.	<a href="#">4.2.5</a> <a href="#">4.2.6</a> <a href="#">4.23</a>	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. <b>Lower the seat cover dispenser to meet ADAAG reach range specifications.</b>	M	H	M	<a href="#">2</a>	\$50	See <a href="#">Building Block #10 – Reach Ranges #1, #2, #3.</a>			
2. City Hall - Restrooms	The water closet, in the women’s accessible stall, is centered at 19-inches.	<a href="#">4.16</a>	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. <b>Move the water closet so it is centered at 18-inches.</b>	L	H	M	N A	\$500	<a href="#">Restroom Figures – Building Blocks</a>			
3. Weight Room Facility	The threshold at the entrance door is too high measuring 2-inches.	<a href="#">4.13</a>	Thresholds at doors that are required to be accessible can be no higher than ½-inch. <b>Lower the existing threshold to comply with ADAAG specifications if this door is required to exist due to local fire code.</b>	M	H	M	<a href="#">6</a> <a href="#">7</a>	\$100	See <a href="#">Building Block 8 – Accessible Doors</a> for additional information			
4. Weight Room Facility	A hi-lo fountain does not exist at the drinking fountain.	<a href="#">4.15</a> <a href="#">4.1.3(10(a))</a>	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Cups at inaccessible drinking fountains are considered equivalent facilitation. <b>Provide a cup holder at this fountain.</b>	L	H	M	<a href="#">1</a> <a href="#">1</a>	\$25	<a href="#">Building Block 7 – Drinking Fountains</a>  <a href="#">ADA TAM 3 – P 34</a>			
5. Weight Room Facility	The accessible path of travel throughout the weight room is too narrow at points, measuring 22-inches wide, due to exercise equipment.	<a href="#">4.3.3</a>	According to ADAAG, the minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see <a href="#">4.13.5</a> and <a href="#">4.13.6</a> ), and other points not exceeding 24-inches in length. <b>Move the equipment or otherwise ensure at least one path of travel exists, which meets ADAAG specifications.</b>	M	H	M	<a href="#">1</a> <a href="#">4</a>	\$0	<a href="#">ADAAG</a>			

[illegible]

**City of Wichita – ADA/504 Transition Plan – Evergreen Park/City Hall - August 2005**

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
10. Community Rec. Center	In the Kitchen, the dishwashing sink does not provide appropriate knee clearance.	<a href="#">4.24</a>	The existing sink does not provide knee and toe clearance due to cabinets underneath. According to ADAAG, knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks. According to the program access provisions of <a href="#">Title II</a> , programs or services offered to the general public shall be accessible and usable by individuals. <b>Therefore, if this sink is used by the general public, then it should be made accessible, complying with ADAAG specifications.</b>	M	H	M	<a href="#">2</a> <a href="#">2</a>	\$1,000	<a href="#">ADAAG</a>			
11. Community Rec. Center	The lavatory, in the Kitchen, has exposed pipes underneath and round knobs for faucet controls.	<a href="#">4.19</a>	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. <b>Replace the round knobs on the lavatory and insulate the pipes underneath.</b>	M	H	M	<a href="#">2</a> <a href="#">4</a>	\$150	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.			
12. Community Rec. Center	A door swings into the required clear floor space for the lavatory, in the Kitchen.	<a href="#">4.34.2</a>	According to ADAAG, doors shall not swing into the floor space required for any fixture.	L	H	M	<a href="#">2</a> <a href="#">4</a>	\$300	<a href="#">ADAAG</a>			
13. Community Rec. Center	The mirror, above the lavatory in the Kitchen, is located too high at 51-inches.	<a href="#">4.19.6</a>	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. <b>Install a full length mirror.</b>	L	H	M	<a href="#">2</a> <a href="#">4</a>	\$25	<a href="#">ADAAG</a>			
14. Community Rec. Center	The lavatory, in the Serving Room, has exposed pipes underneath.	<a href="#">4.19</a>	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. <b>Ensure at least one lavatory complies with ADAAG specifications.</b>	L	H	M	<a href="#">2</a> <a href="#">5</a>	\$15	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.			





## City of Wichita – ADA/504 Transition Plan – Evergreen Park/City Hall - August 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
19. Community Rec. Center - Restrooms	The coat hooks, in the accessible stalls of the men’s and women’s restrooms (east) near the Gym, are too high at 60-inches.	<a href="#">4.25.3</a>	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG <a href="#">4.2.5</a> or <a href="#">4.2.6</a> . <b>Install a lowered coat hook in each restroom making sure not to make the hook a protruding object.</b>	L	H	M	<a href="#">1</a> <a href="#">9</a>	\$20	<a href="#">Building Block 10 – Reach Ranges</a>			
20. Community Rec. Center - Restrooms	The boy’s and girl’s restrooms, in the Head Start Room, do not provide Braille signage at the entrance doors.	<a href="#">4.1.3(16)</a> <a href="#">4.30.4</a>	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. <b>Provide ADAAG compliant signage at restroom entrances.</b>	L	H	M	<a href="#">2</a> <a href="#">6</a> <a href="#">3</a> <a href="#">0</a>	\$100	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>			
21. Community Rec. Center - Restrooms	The entrance doors to the boy’s and girl’s restrooms, in the Head Start Room, are too narrow.	<a href="#">4.13.5</a>	Doors, leading to accessible facilities, are required to have a minimum clear opening of at least 32-inches measured with the door open 90-degrees. The existing doors only provide a 21-inch clear opening. <b>Modify the entrance door to comply with ADAAG specifications if it is possible to do so and technically feasible.</b>	M	H	M	<a href="#">2</a> <a href="#">6</a> <a href="#">3</a> <a href="#">0</a>	\$700	See <a href="#">Building Block 8 – Accessible Doors</a> for additional information			
22. Community Rec. Center - Restrooms	The mirrors in the boy’s and girl’s restrooms, in the Head Start Room, are located too high at 43-inches.	<a href="#">4.19.6</a>	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. <b>Install a full length mirror.</b>	L	H	M	<a href="#">2</a> <a href="#">7</a>	\$25	<a href="#">ADAAG</a>			
23. Community Rec. Center - Restrooms	Grab bars do not exist at the water closets in the boy’s and girl’s restrooms, in the Head Start Room.	<a href="#">4.17.6</a>	According to ADAAG, grab bars must comply with the length and positioning shown in <a href="#">Fig. 30(a)</a> , <a href="#">(b)</a> , <a href="#">(c)</a> , and <a href="#">(d)</a> . Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with <a href="#">4.26</a> . <b>Provide grab bars at the water closets in each restroom. Note: For specialized information regarding grab bars at water closets for Children’s use, see ADAAG <a href="#">4.16.7</a>.</b>	M	H	M	<a href="#">2</a> <a href="#">7</a>  <a href="#">2</a> <a href="#">9</a>	\$300	<a href="#">Restroom Figures – Building Blocks</a>			

**Legend: Blue font identifies hyperlinked documents – Red font indicates recommended changes to structures or policies**

[illegible]

**City of Wichita – ADA/504 Transition Plan – Evergreen Park/City Hall - August 2005**

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies	Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
27. Community Rec. Center - Restrooms	The first unisex restroom is totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, no 5-foot by 5-foot turning radius in restroom, pipes exposed under lavatories, paper towel dispensers too high, mirror located too high, entrance door swings into clear floor space for the lavatory, rear grab bar is too short and is obstructed, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom may not need to be made accessible according to program access. <b>We recommend making at least one unisex restroom to be fully accessible.</b>	H	H	M	<a href="#">47</a>	\$5,000	<a href="#">Restroom Figures – Building Blocks</a>			
28. Community Rec. Center - Restrooms	The unisex restroom on the northeast side is totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, entrance door is too narrow at 24-inches wide, no 5-foot by 5-foot turning radius in restroom, pipes exposed under lavatories, lavatory apron located too low, round knob hardware on lavatory, paper towel dispensers too high, mirror located too high, toilet protrudes into the clear floor space for the lavatory, grab bars do not exist at the water closet, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom may not need to be made accessible according to program access. <b>We recommend making at least one unisex restroom to be fully accessible.</b>	H	H	M	<a href="#">49</a> <a href="#">50</a> <a href="#">51</a> <a href="#">52</a>	\$0	<a href="#">Restroom Figures – Building Blocks</a>			
29. Community Rec. Center - Restrooms	The unisex restroom, sharing a wall with the above cited unisex restroom, is totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	This restroom has identical barriers as those cited in the previous (28) unisex restroom. <b>We recommend making at least one unisex restroom to be fully accessible.</b>	H	H	M	<a href="#">53</a>	\$5,000	<a href="#">Restroom Figures – Building Blocks</a>			







## City of Wichita – ADA/504 Transition Plan – Evergreen Park/City Hall - August 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
36. Exterior Facilities	An accessible path of travel does not lead to the ground level play components and accessible surfaces do not exist in the use zones of ground level play equipment.	<a href="#">15.6.4.1 (GADAAGFR)</a>	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the <a href="#">Play Areas, Final Rule (PAFR)</a> , October, 18 <sup>th</sup> , 2000 (Play Areas Final Rule); and the <a href="#">New ADAAG</a> , November 24 <sup>th</sup> , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. According to PAFR, at least one of each type of ground level play component must be accessible and be located on an accessible route. Due to the sand surface, an accessible route does not lead to the any of the ground level play components. Additionally, surfaces located within the use zones, must also be accessible and impact attenuating and meet ASTM F 1292-99 Standard Specification <b>Provide an accessible route to at least one at least one of each type of ground level play component and provide an accessible surface in the use zone, which is also impact attenuating. We recommend that an impact attenuating surface as defined in <a href="#">(SEWFAPS)</a>, be installed which consists of either rubber tiles or poured rubber. However, such rubber surface is not technically required by the available accessibility guidance. Other surfaces, such as a well maintained wood fiber surface may suffice.</b>	L	H	M	<a href="#">65667</a>	\$3,000	For additional qualitative guidance we utilized “ <a href="#">Guide to the ADAAG &amp; Final Rule (GADAAGFR)</a> ” and “ <a href="#">Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS)</a> ”; Phase III, December 2004. <i>(not enforceable)</i>			

## City of Wichita – ADA/504 Transition Plan – Evergreen Park/City Hall - August 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies	Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
37. Pool Area - Outside Restrooms	Both, men's and women's restrooms, are totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, no Braille signage at entrance doors, pipes exposed under lavatories, no grab bars at water closet, no 5-foot by 5-foot turning radius in restrooms, round knobs on lavatory faucets, mirrors located too high, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, existing facilities fall under the program access provisions of Title II. Each and every public restroom may not need to be made accessible according to program access. <b>We recommend making these restrooms fully accessible, if it is technically feasible to do so.</b>	M	H	M	<a href="#">2</a> <a href="#">4</a> <a href="#">5</a>	\$5,000	<a href="#">Restroom Figures – Building Blocks</a>			
38. Pools	No apparent access exists leading to either the kiddie or main pool water.	<a href="#">RFFR 15.8</a>	According to the Recreation Facilities - Final Rule ( <a href="#">RFFR</a> ), at least two accessible means of entry shall be provided for each public use and common use swimming pool. The primary means of entry shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). The secondary means of entry shall comply with one of the following: 15.8.5 (Swimming Pool Lifts), 15.8.6 (Sloped Entries), 15.8.7 (Transfer Walls), 15.8.8 (Transfer Systems), or 15.8.9 (Pool Stairs). EXCEPTION 1*: Where a swimming pool has less than 300 linear feet (91 m) of swimming pool wall, at least one accessible means of entry shall be provided and shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). <b>Provide one means of accessible entrance to pool water, in both pools, which complies with RFFR.</b> Note: RFFR, created by the US Access Board, is not currently enforceable.	H H	H	M	<a href="#">6</a> <a href="#">7</a> <a href="#">2</a> <a href="#">2</a>	\$2,500	<a href="#">RFFR</a>  <a href="#">New ADAAG</a>			
39. Pool Area – Drinking Fountain	The existing drinking fountain is a protruding object and a hi-lo drinking fountain does not exist on the basement level.	<a href="#">4.15</a>  <a href="#">4.1.3(10(a))</a>	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches, these objects are considered protruding objects. <b>Remove the existing fountain and install a hi-lo fountain.</b>	M ®	H	M	<a href="#">2</a> <a href="#">1</a>	\$500	<a href="#">Building Block 7 – Drinking Fountains</a>  <a href="#">Building Block 2 – 27" to 80" zone</a>			





**Evergreen Park/City Hall - Conceptual Cost Projections**

<b>Total</b>	<b>\$40,185</b>
<b>Year One (Very High)</b>	<b>\$2,750</b>
<b>Year Three (High)</b>	<b>\$15,150</b>
<b>Year Five (Medium)</b>	<b>\$16,300</b>
<b>Year Ten (Low)</b>	<b>\$5,985</b>